



PHOTO BY TIM SCHROEDER

## OLD MILL CHARM COMES TO LIFE

Almost a decade ago, Architect Chad Phillips had the honored experience of guiding some of the west coast's largest architectural planning firms through the distressed old mill site under the direction of developer William Smith. "I was inspired by the old mill architecture, envisioning the every day grind that helped create our early Bend."

Phillips felt the Old Mill District had a strong architectural context to build upon, helping Smith fulfill his dreams of a one of a kind urban river front development. "It is our mission as architects and planners to design cities for the present and future along with finding the uniqueness in the land," commented Phillips.

Phillips, in following his mission in design and detail, conceived the 12,000 square foot Phoenix East and 11,000 square foot Phoenix West buildings. The buildings are fronted on Bond Street, Wilson Avenue intersection and Wilson Avenue and Upper Terrace Drive intersection in the burgeoning Old Mill District.

Phillips' exterior architecture on the design of the Phoenix buildings is testimony to the bygone era when two giant lumber mills were the thriving industry in Central Oregon. The design supports the scale and proportion and material of the Old Mill District's icons. The District's signature, the

three stack boiler building, is fitting to be its symbol in bringing the power and pulse back to the deteriorated mill site. Phillips states, "I wanted these buildings to expand the rich tradition of our past, in creating a contiguous mill context."

While reminiscent of old mill architecture, Phillips has introduced several innovations. The exterior vertical "pilasters" house rain leaders and mechanical ducting. The roof top exhaust shrouds contain all the plumbing and air vents eliminating unsightly roof penetrations and the mechanical units are integrated into the roof structure. "The added innovations including the insulation and the windows make these buildings the most energy efficient buildings in Central Oregon," noted Phillips.

In addition, the design boasts the first sky bridge east of the Cascades—the modern convention serves as the gateway into the complex's parking court. "The sky bridge between the buildings is enclosed and provides the buildings the added flexibility in which businesses can operate and expand," Phillips said.

Both buildings on both floors are 'free spanning' allowing for complete flexibility for end users and a fast growing city. The buildings' front pedestrian side walks and formal streets to provide a future home to cafes and retail stores.

**THE PHOENIX BUILDINGS**  
**COST: \$2.6 MILLION**  
**CONTRACTOR:**  
**R & H CONSTRUCTION**  
**ARCHITECT: PHILLIPS**  
**ARCHITECTURE & PLANNING, INC.**  
**SQUARE FOOTAGE:**  
**23,000 SQUARE FEET**  
**FINANCING:**  
**COLUMBIA RIVER BANK**  
**PEAK SUBS ON JOB SITE: 25**

Phoenix East buildings' interior features a large heavy timber sun lit atrium while the Phoenix West building boasts a more intimate water feature atrium. "I feel it is important for tenants to find enjoyment and variety in their work environment," stated Phillips.

In detail, Phillips acknowledges the conception of the city's name. The exterior vertical pilasters are adorned with shrouds initialed FB, which stand for "Farewell Bend." Long before the lumber mills were developed on the Deschutes River, French trappers and Native Indians often met at the bend of the river where the mill district now thrives. As the trappers would depart around the bend they would look back and exclaim, "Farewell Bend," shortened today as Bend.

Today you will find Remax Realty as the main anchor tenant of the Phoenix Buildings as well as Phillips Architecture & Planning, Inc. ■

## PHOENIX BUILDINGS SUBCONTRACTORS AND SUPPLIERS

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PHOTO BY TIA SCHROEDER



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— CHAD PHILLIPS, ARCHITECT